

Camden Residents' Action Group

Incorporated

Camden – Still a Country Town

Website: <http://www.crag.org.au/>

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General Manager
Camden Council
Oran Park 2570
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18 March 2024

Dear Sir,

Re: 74 John Street DA 2024/45/1

*Tree removal, demolition of parts of an existing cottage and restoration works,
construction of a two storey rear business premises extension and associated site works*

Thank you for the opportunity to comment on this DA which proposes restoration of the original heritage listed cottage and a new build at the rear which interfaces with the John/Hill Streets public carpark.

We are pleased to see that the cottage is to be restored like for like and so enhance Camden's conservation area. Our further comments on the DA follow:

- Although trees to be removed may be self-seeded weed species they still contribute to the tree canopy and greening of the area. We request that compensating tree planting be required or other contribution to vegetation in the conservation area such as in the carpark. A net loss of vegetation is not in public interest especially given climate change and heat island effects.
- Our experience with some DAs is that surrounding trees die due to the development. We request a tree preservation bond be imposed which would be refundable if surrounding trees do not die say within two years.

- We request that the BCA compliance issues as raised in the documentation, be addressed before approval and not deferred to the compliance certificate stage. Our experience is that a DA may not be progressed with perhaps only minor works undertaken to extend the consent window and also that the property may be on sold with the DA attached. Potential issues can be lost in time. It would be in the public interest and ultimately save everyone time and money if the plans were required to be modified before approval.
- We calculate the floor area as 208 sq. metres. With a requirement of 1 space per 40 sq m we therefore calculate that 6 car spaces are needed, not 3. It seems that a parking contribution may be required.
- We ask that a better and more attractive interface and access be provided to the parking lot at the rear of the property. Camden Town Centre Urban Design Framework states:

Over time the Town Centre has evolved and has accumulated ...large sections of back of house areas adjoining surface car parking. The interface between the two need to be addressed. They currently detract from the town centre and yet provide vast opportunities for improved civic amenity and activation. For future revitalisation of these spaces, it is essential built form preserves and enhances the character of Camden Town Centre through fine grain responses.

This DA presents an opportunity, one that could easily be taken advantage of, to improve civic amenity and activation and to enhance the carpark and conservation area.

Yours sincerely,



Glenda Davis
President